

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen Cochran, Case Manager
 Joel Lawson, Associate Director, Development Review
DATE: January 28, 2014
SUBJECT: BZA Case 18700: 1205 Decatur Street, NW – Square 2922, Lot 2

I. OFFICE OF PLANNING (OP) RECOMMENDATION

OP recommends the Board **approve** the application to permit an Accessory Apartment in the R-1-B zone at 1205 Decatur Street, NW, as a special exception in accordance with § 202.10, and with the following relief:

- § 202.10 (a) (3), minimum lot area (5,000 sf required, 3,200 sf provided);
- § 202.10 (c), accessory apartment as a percent of total GFA (no more than 25% permitted; 30% proposed).

Approval of the accessory apartment is permitted as a special exception provided the Board waive no more than two of § 202.10's criteria.

II. BACKGROUND

The Applicant, Tom Kelly, seeks permission for a 743 square foot (sf) accessory apartment in the basement of the existing single-family detached dwelling. The applicant, who now lives in the house, will move into the accessory apartment and rent out the main part of the house. The one-bedroom accessory apartment would be accessed through an existing partially below-grade entrance in the side yard and an existing above-grade rear door. No external changes to the residence are planned.

This application was referred to the Board by the Zoning Administrator on October 25, 2013.

III. LOCATION AND SITE DESCRIPTION

| | | | |
|---|--|----------------|----------------|
| Address: 1205 Decatur Street, NW | Legal Description: Square 2922, Lot 2 | Ward: 4 | ANC: 4C |
| Historic District: none | Zoning: R-1-B, single family detached, low density | | |
| Lot Characteristics: 2385 SF flat, rectangular lot with rear alley access. Located two lots west of Georgia Ave., NW | | | |
| Existing Development: Two and one-half-story detached dwelling with side and rear basement access, and garage | | | |
| Adjacent Properties: single-family detached dwellings | Neighborhood Character: Low-density, detached, residential uses on east-west streets. Commercial and moderate density residential on Georgia Ave., NW | | |

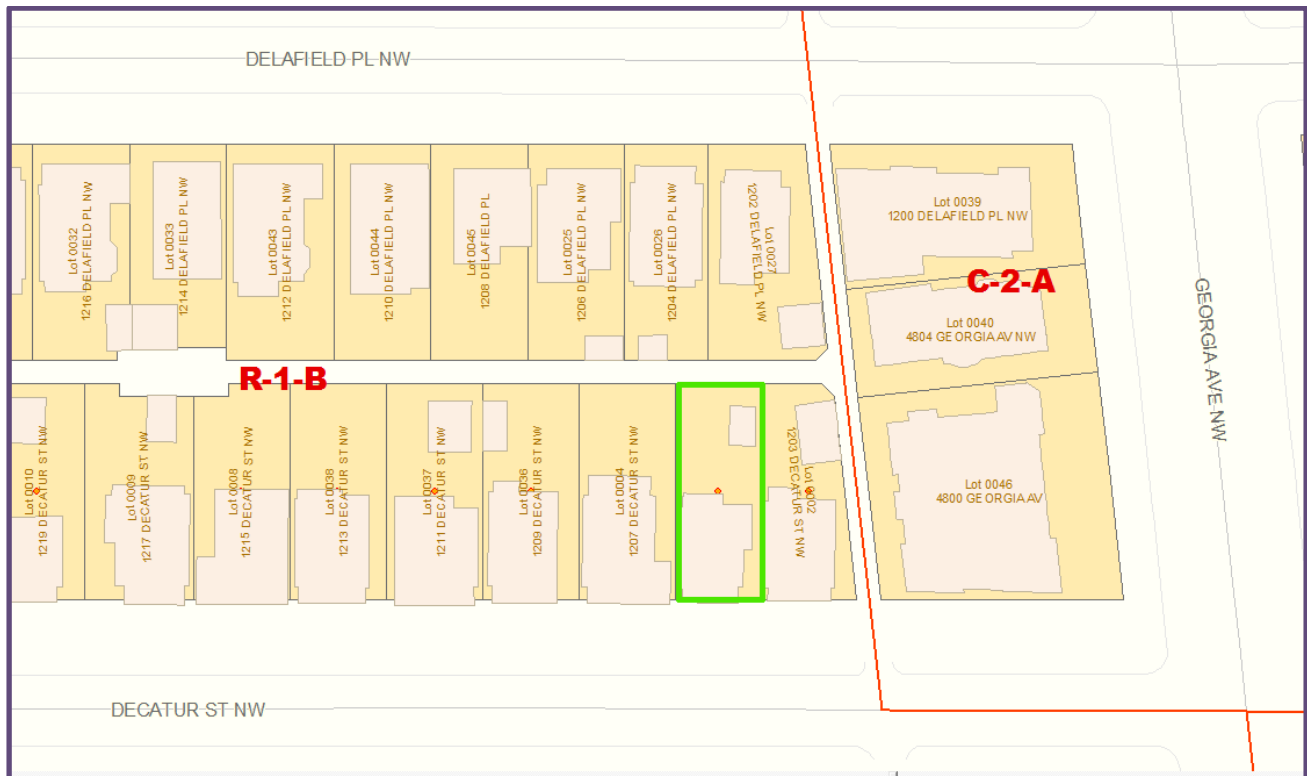


Figure 1. Site Location (outlined in green)

IV. ZONING REQUIREMENTS and REQUESTED RELIEF

| SE (§. 202.10) | Criteria and Provided | OP Analysis |
|-------------------------------------|--|--|
| <i>House Type</i> | <i>Detached required.</i> <i>Detached provided</i> | Meets criterion. |
| <i>Lot Size (a) (3)</i> | 5,000 SF required in R-1-B 3,200 SF provided | Relief requested and recommended. |
| <i>House Size (b)</i> | At least 2,000 sf, exclusive of garage, required 2,385 SF provided | Meets criterion. |
| <i>Accessory Apartment Size (c)</i> | 25% of house's GFA as maximum 30% (723 sf) provided | Relief Required and recommended |
| <i>Internal only (d)</i> | Accessory apartment must be internal to principal structure Internal ADU provided | Meets criterion. |
| <i>Entrance (e)</i> | An additional street-facing entrance prohibited. No additional street-facing entrance provided. | Meets criterion. |

| | | |
|---------------------------------------|--|------------------|
| Owner-occupied (f) | Principal dwelling or accessory apartment required to be owner occupied Owner-occupied dwelling provided. | Meets criterion. |
| Aggregate # Occupants (g) | No more than six occupants between principal residence and accessory apartment required. 3 in principal residence; 1 in accessory apartment proposed. | Meets criterion. |
| Home occupation (h) | If home occupation already on site, ADU is prohibited No home occupation provided | Meets criterion. |
| Waiver of Criteria (i) | BZA may waive no more than two of § 202.10's criteria Applicant requests waiver of two criteria | Meets criterion. |
| (i) (1) | Owner-occupancy requirement may not be waived. | Meets criterion. |
| (i) (2) | Modification shall not conflict with single-family intent of R-1-B zone | Meets criterion. |
| Waiver of Criteria (i) (3) | Modification requiring more than 2 waivers must be a use variance | Not Applicable. |

V. COMMENTS OF OTHER DISTRICT AGENCIES

OP is aware of no comments from another agency.

VI. COMMUNITY COMMENTS

The applicant has filed documents indicating the neighbors to the east and west have no objections to the project.

ANC 4C voted on January 8, 2013 to recommend approval of the application.